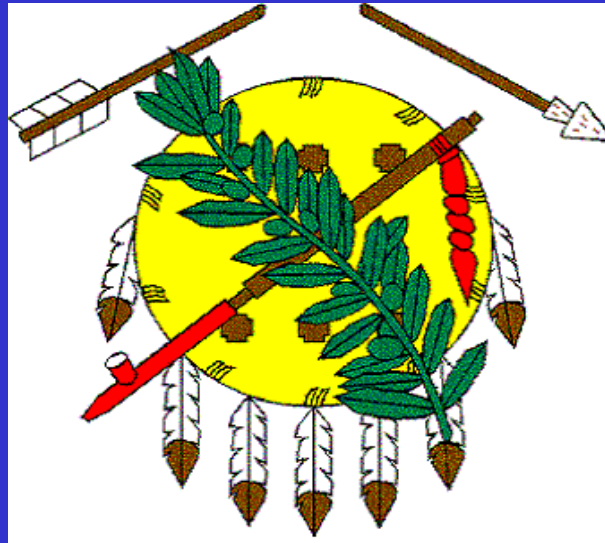


City of Broken Arrow



Overview of Planning and Demographic Data

Broken Arrow Planning Department

www.brokenarrowok.gov

August 7, 2003

Brief Statistics

- **Estimated August 2003 population: 83,545***
- **Projected 2020 Population: 132,000***
- **Current City Limit Area: 55.77 Square Miles***
- **Current Fence Line Area: 105 Square Miles***
- **Currently 5th Largest City in Oklahoma, 9th in 1990****
- **Total Households (2000 Census) : 26,125****

*Planning Department Estimate

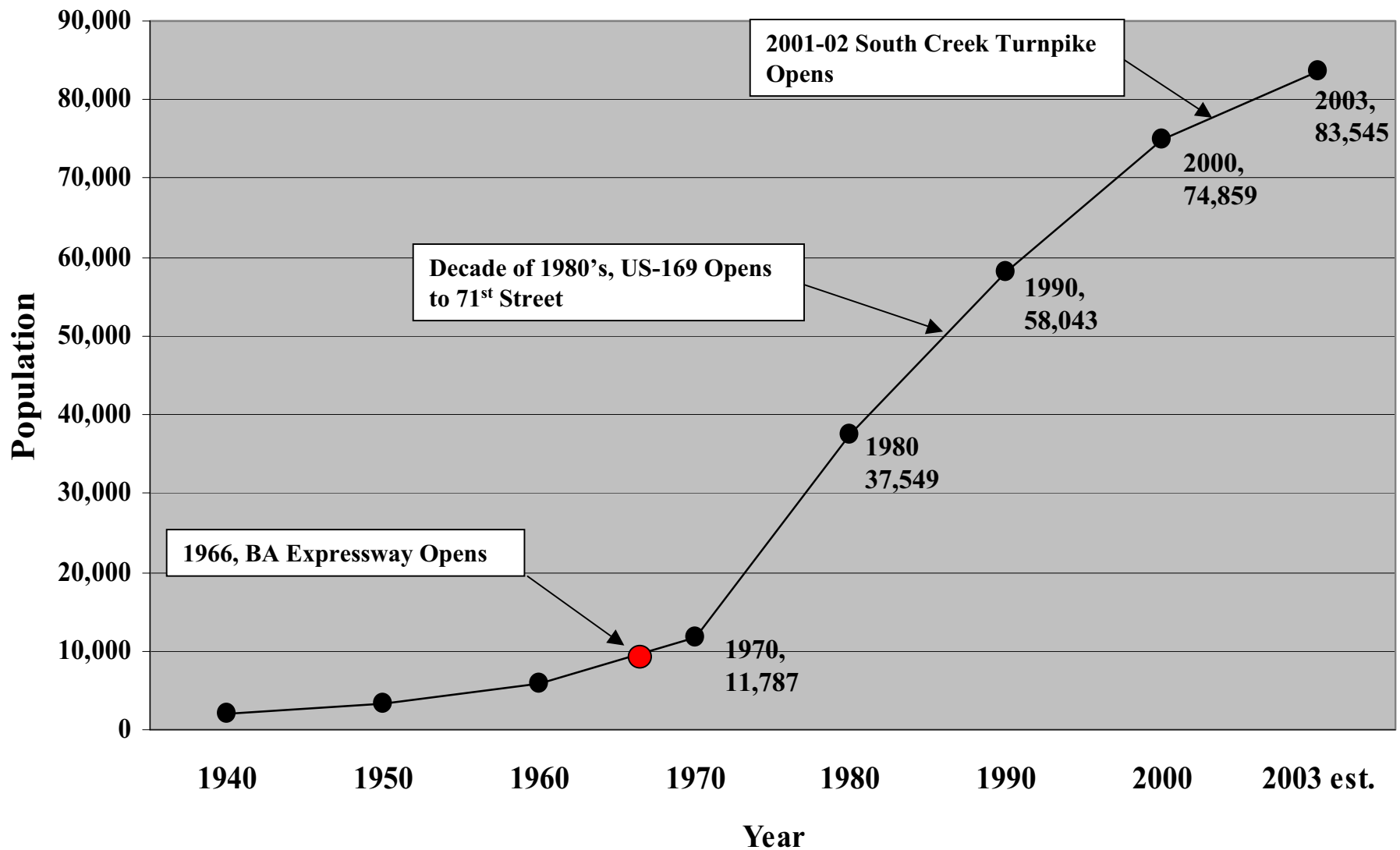
**US Census Bureau

Brief Statistics (Continued)

- **Persons Per Household:***
Broken Arrow: 2.84
Tulsa: 2.31
State: 2.49
- **Median Age:***
Broken Arrow: 33.33
Tulsa: 34.5
State: 35.5
- **Per Capita Income:***
Broken Arrow: \$21,555
Tulsa \$21,534
State: \$17,646
- **Median Household Income:***
Broken Arrow: \$53,507
Tulsa: \$35,316
State: \$33,400

*US Census Bureau

Population Growth, 1900 - 2003



Basic Socioeconomic Statistics

Broken Arrow Compared With Other Communities Inside Oklahoma With Similar Geography

Category	Tulsa	Broken Arrow	Norman	Edmond	Muskogee	Owasso
Median Age	34.4	33.3	29.3	33.6	36.9	31.7
Families Below Poverty Rate	10.90%	3.40%	7.80%	4.40%	14.60%	3.50%
Per Capita Income	\$ 21,534	\$ 21,555	\$ 20,630	\$ 26,517	\$ 15,351	\$ 19,417
Median Household Income	\$ 35,316	\$ 53,507	\$ 36,713	\$ 54,556	\$ 26,418	\$ 49,798
Owner Occupied Housing	56.0%	78.7%	55.2%	72.8%	61.9%	72.2%
Source: 2000 Census Data, Indian Nations Council of Government						
Prepared by Broken Arrow Planning Department, July 2003						

Basic Socioeconomic Statistics

Broken Arrow Compared With Other Communities Outside Oklahoma With Similar Geography

Category	Broken Arrow, OK	Plano, TX	Richardson, TX	Huntersville, NC	Overland Park, KS	Olathe, KS
Median Age	33.3	34.1	35.8	33.0	36.3	30.8
Families Below Poverty Rate	3.40%	3.00%	3.30%	1.90%	2.10%	2.40%
Per Capita Income	\$ 21,555	\$ 36,514	\$ 29,551	\$ 30,256	\$ 32,069	\$ 24,498
Median Household Income	\$ 53,507	\$ 78,722	\$ 62,392	\$ 71,932	\$ 62,116	\$ 61,111
Owner Occupied Housing	78.7%	68.8%	64.4%	75.4%	68.3%	71.5%
Source: 2000 Census Data, Indian Nations Council of Government						
Prepared by Broken Arrow Planning Department, July 2003						

City of Tulsa and Broken Arrow Comparisons
*Educational Attainment Expressed as a Percent
of Total Population, 2000 Census*

Category	City of Tulsa	City of Broken Arrow
12th Grade, No Diploma	2.23%	1.45%
Associate Degree	4.09%	5.77%
Bachelor's Degree	12.29%	13.92%
Master's Degree	3.62%	3.68%
Professional Degree	1.71%	0.91%
Doctorate Degree	0.57%	0.41%

Source: 2000 Census Data, Indian Nations Council of Government

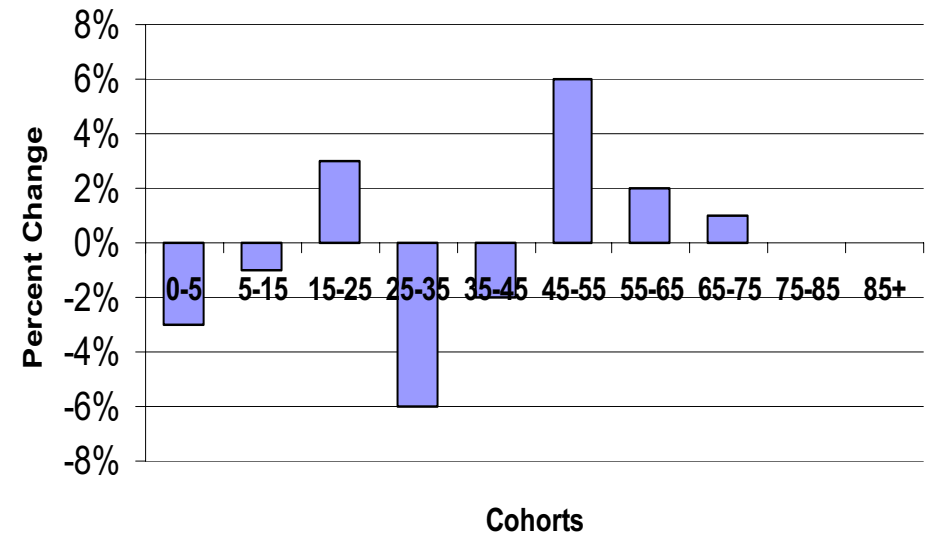
Prepared by Broken Arrow Planning Department, January 2003

Age Cohort Data

Broken Arrow, OK

1990 Census			2000 Census		
Age Group	Population	Percent of Total Population	Population	Percent of Total Population	Change as a Percent of Total Population Between 1990 and 2000
0-5	6,578	11%	5,954	8%	-3%
5-15	11,172	19%	13,168	18%	-1%
15-25	5,820	10%	9,715	13%	3%
25-35	11,581	20%	10,590	14%	-6%
35-45	11,492	20%	13,601	18%	-2%
45-55	5,234	9%	10,939	15%	6%
55-65	2,967	5%	5,267	7%	2%
65-75	1,931	3%	3,248	4%	1%
75-85	986	2%	1,772	2%	0%
85+	282	1%	605	1%	0%
	58,043		74,859		
Source: US Census Bureau					

Change as a Percent of Total Population Between 1990 and 2000

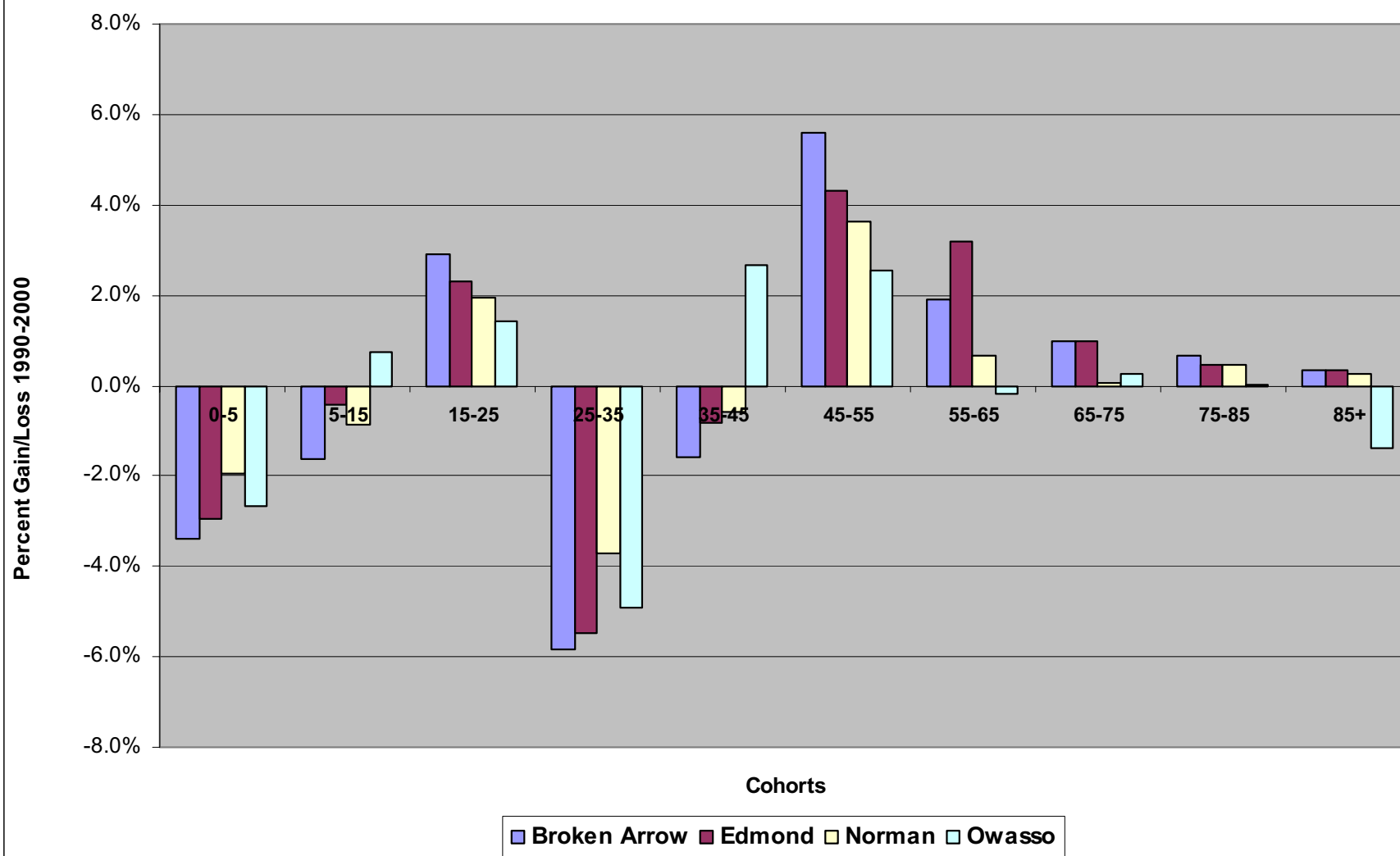


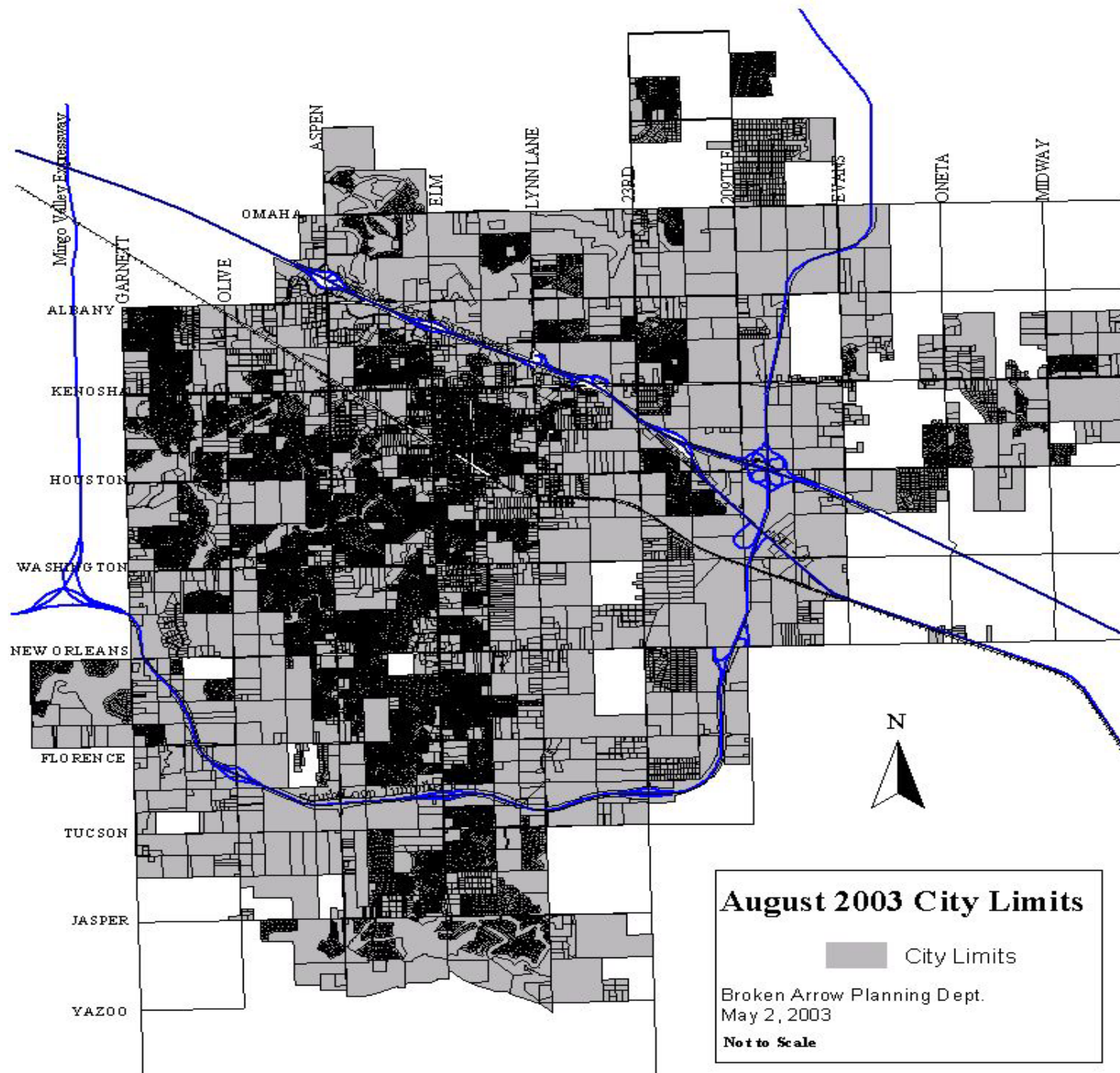
Age Cohort Data									
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Broken Arrow Compared With Other Communities Inside Oklahoma With Similar Geography

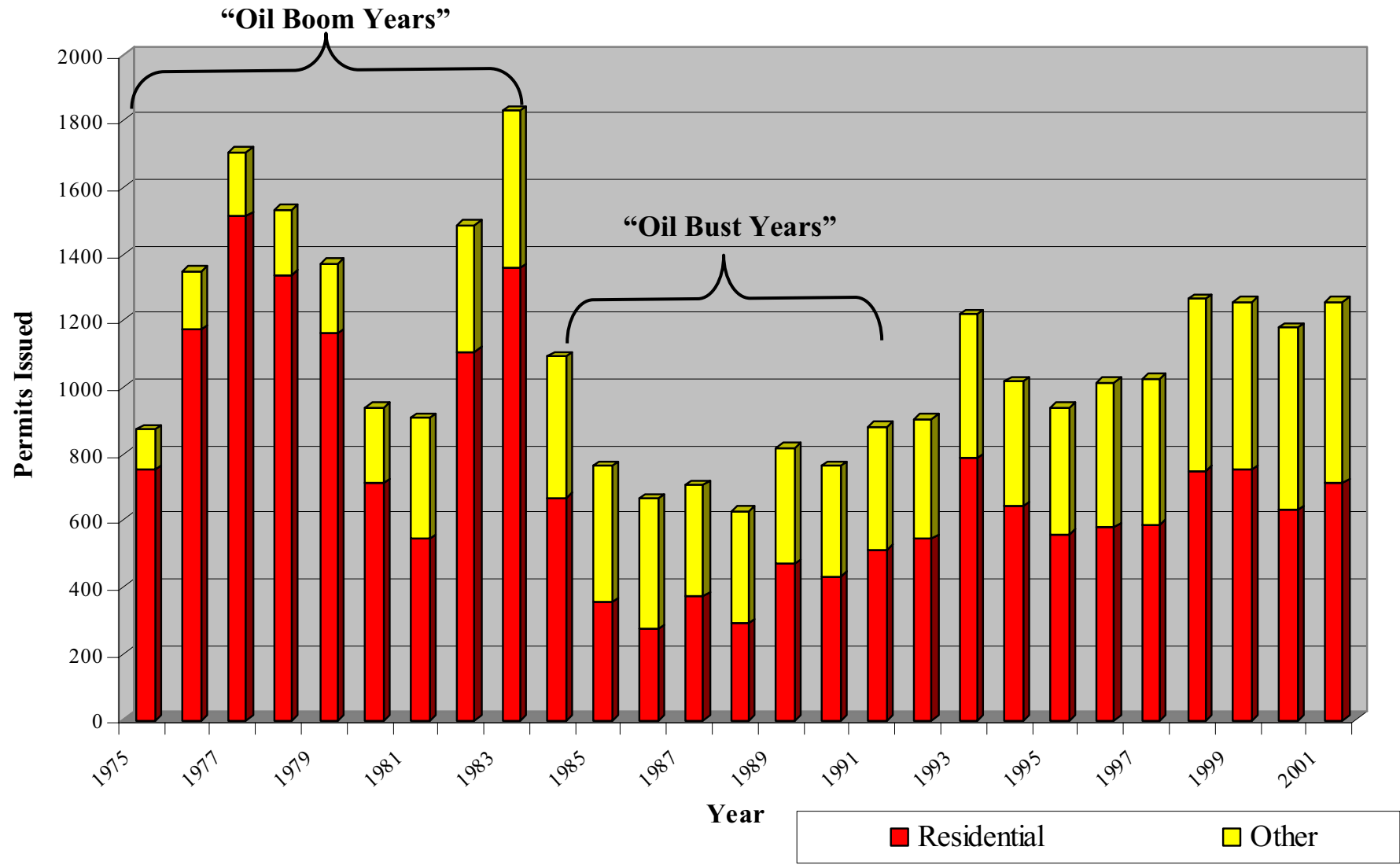
Age Group	Broken Arrow				Edmond				Norman				Owasso			
	1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change		1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change		1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change		1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change	
	0-5	11.3%	7.9%		-3.4%	9.9%	7.0%		-2.9%	7.9%	5.9%		-2.0%	11.7%	9.0%	-2.7%
	5-15	19.2%	17.6%		-1.6%	16.0%	15.6%		-0.4%	12.3%	11.4%		-0.9%	17.6%	18.3%	0.7%
	15-25	10.0%	12.9%		2.9%	13.9%	16.2%		2.3%	23.3%	25.2%		1.9%	11.2%	12.6%	1.4%
	25-35	20.0%	14.1%		-5.9%	18.3%	12.8%		-5.5%	18.7%	15.0%		-3.7%	20.6%	15.7%	-4.9%
	35-45	19.8%	18.2%		-1.6%	17.6%	16.8%		-0.8%	14.7%	14.1%		-0.6%	15.4%	18.1%	2.7%
	45-55	9.0%	14.6%		5.6%	10.5%	14.8%		4.3%	8.7%	12.3%		3.6%	8.9%	11.5%	2.6%
	55-65	5.1%	7.0%		1.9%	4.8%	8.0%		3.2%	6.3%	7.0%		0.7%	6.3%	6.1%	-0.2%
65-75	3.3%	4.3%	1.0%	3.7%	4.7%	1.0%	4.8%	4.8%	0.1%	3.9%	4.2%	0.3%				
75-85	1.7%	2.4%	0.7%	2.3%	2.8%	0.5%	2.6%	3.1%	0.5%	3.0%	3.0%	0.0%				
85+	0.5%	0.8%	0.3%	1.0%	1.3%	0.4%	0.9%	1.1%	0.3%	3.0%	1.6%	-1.4%				
Source: US Census Bureau																

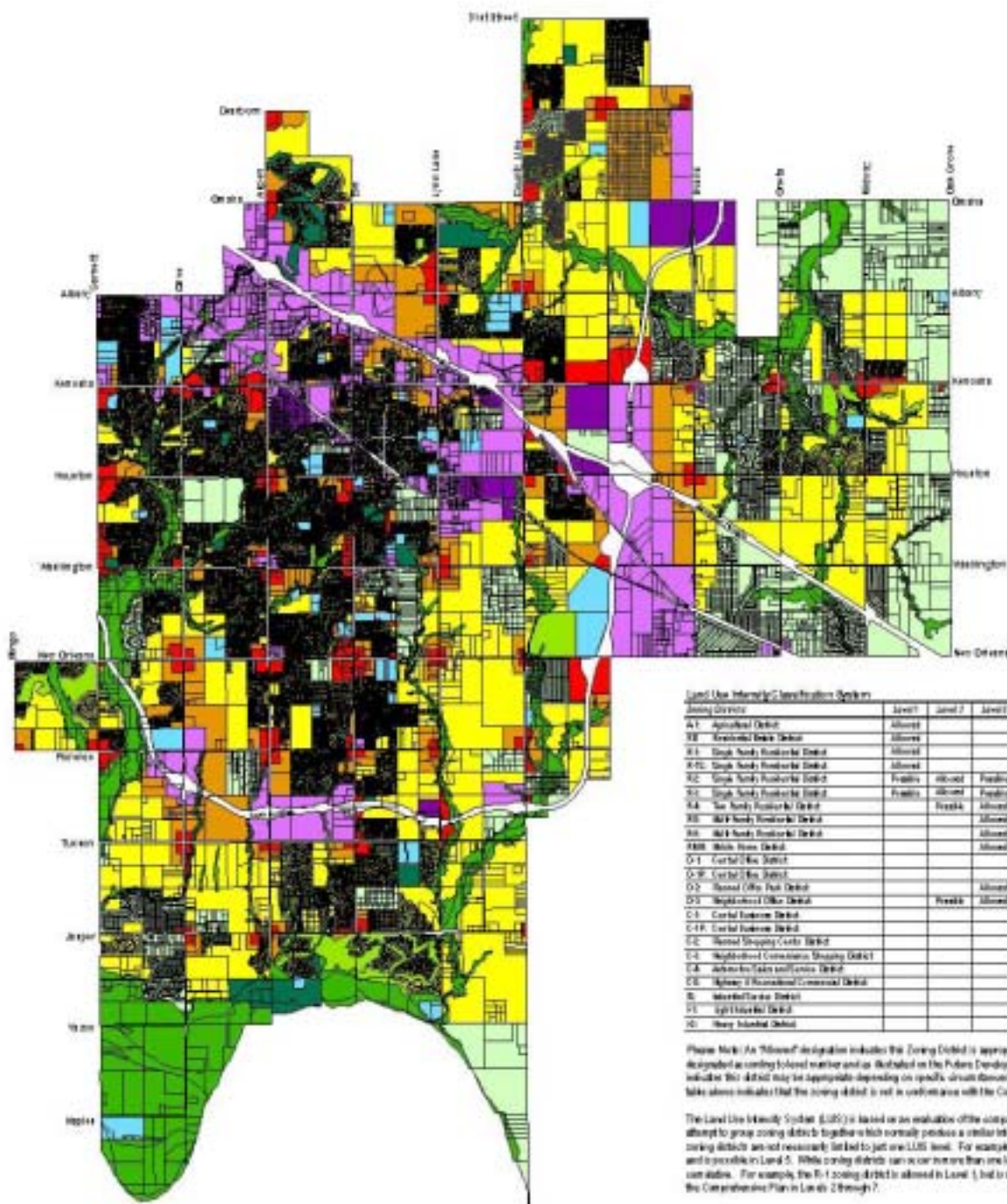
Cohort Comparisons
Broken Arrow to Other Selected Oklahoma Communities





Broken Arrow Historic Building Permit Activity





Legend

LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial

Land Uses

- Greenway / Floodplain
- Public Recreation
- Private Recreation
- Public / Semi Public

Land Use Intensity Classification System

Zoning District	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
R-1: Residential Single-Family District	Allowed						
R-2: Single-Family Residential District	Allowed						
R-3: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-4: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-5: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-6: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-7: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-8: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-9: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-10: Single-Family Residential District	Prohibited	Allowed	Prohibited				
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R-97: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-98: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-99: Single-Family Residential District	Prohibited	Allowed	Prohibited				
R-100: Single-Family Residential District	Prohibited	Allowed	Prohibited				

Please Note: An "Allowed" designation indicates the Zoning District is appropriate for the Land Use Intensity System designated as zoning district number and as described on the Future Development and 3. The "Possible" designation indicates the district may be appropriate depending on specific circumstances or circumstances. No designation in the table above indicates that the zoning district is not in conformance with the Comprehensive Plan.

The Land Use Intensity System (LUIS) is based on an evaluation of the compatibility of various land uses and is an attempt to group zoning districts together which normally produce a similar intensity of use. As shown in the table, zoning districts are not necessarily listed to just one LUIS level. For example, C-2 zoning is allowed in Levels 4 and 5 and is possible in Level 6. While zoning districts can occur more than one level, the LUIS categories are not cumulative. For example, the R-1 zoning district is allowed in Level 1, but is not considered to be in conformance with the Comprehensive Plan in Levels 2 through 7.

FUTURE DEVELOPMENT GUIDE, 2003 UPDATE

City of Broken Arrow, Oklahoma

Includes Amendments Through June 2002; printed August 4, 2003

Prepared by the Broken Arrow Planning Department

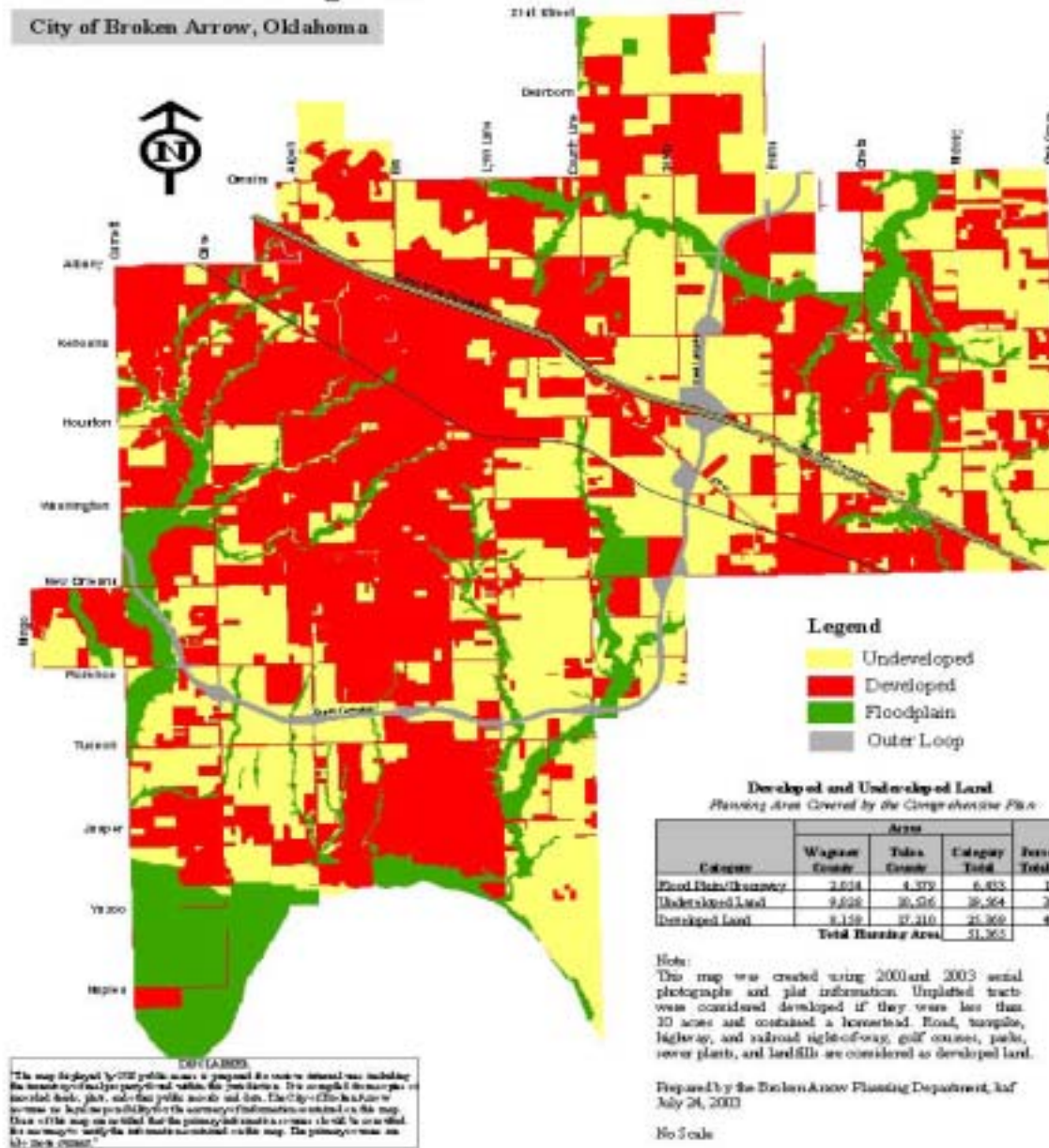
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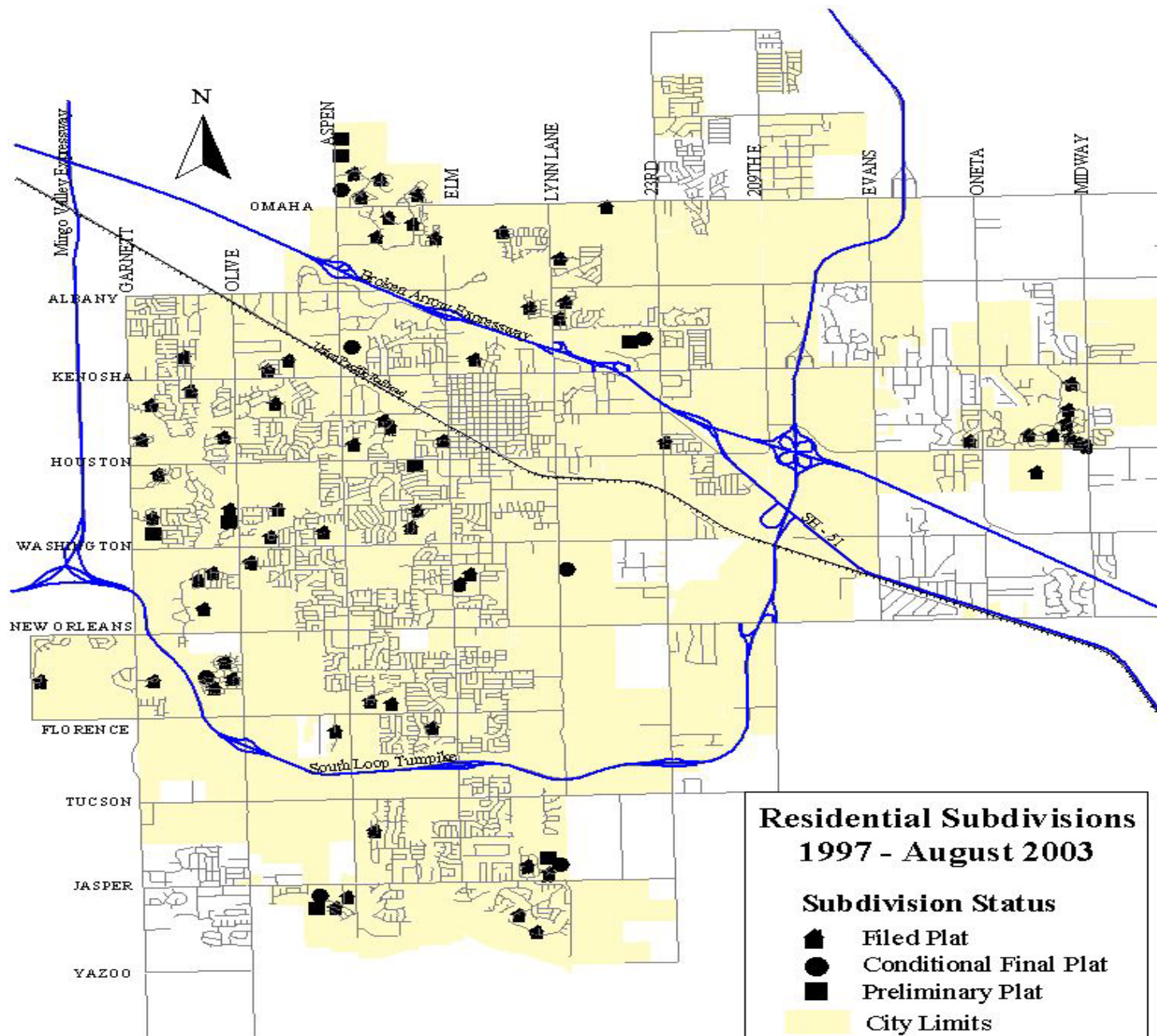


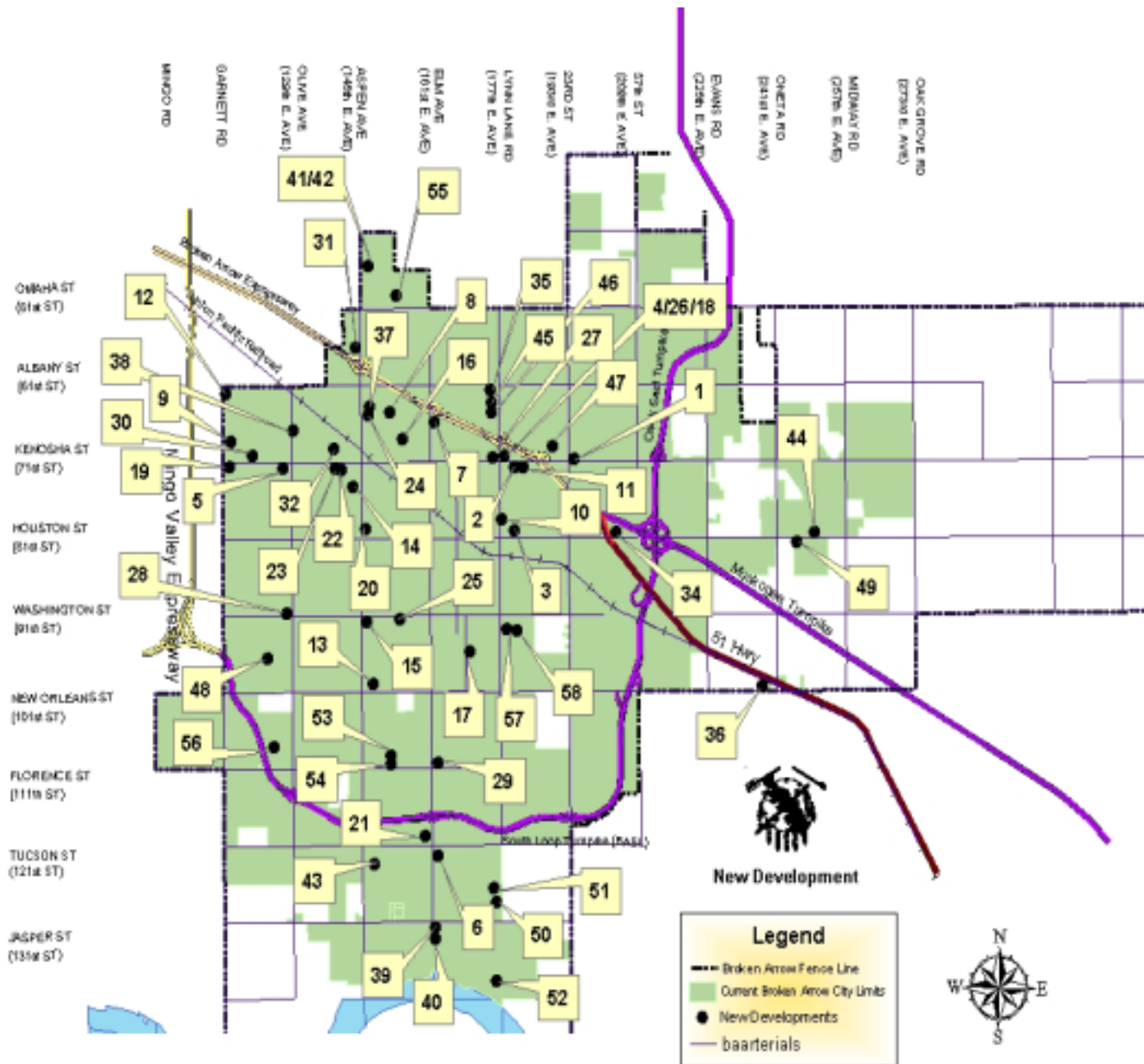
DEVELOPED AND UNDEVELOPED LAND

Broken Area Planning Area

City of Broken Arrow, Oklahoma







COMMERCIAL DEVELOPMENT

NO.	DEVELOPMENT NAME
1	Albertsons Store #2252
2	Arkansas Car Wash & Lube
3	Berryhill Ornamental Iron
4	Broken Arrow Rocket Brothers
5	Citizens Security Bank
6	Expressway Plaza
7	Ferguson Imports Service Center
8	Fairfield Farms Auto Rental
9	Garnett Commons
10	Ian's Auto Service & Sales
11	KFC on Kenosha
12	KFC on Garnett Rd.
13	KFC on New Orleans
14	McAlister's Deli
15	Oklahoma Central Credit Union
16	Oklahoma Office Systems
17	ONG Service Center
18	Popeye's Restaurant
19	Red Robin Restaurant
20	Rader Office Building
21	Sonic Drive-In @ Waterloo Way
22	St. Ives Realty (Applebee's Grill & Bar)
23	St. Ives Retail Center Phase III
24	Stonemill BBQ & Steakhouse
25	Tarp Bed & Breakfast
26	The Expressway Centre
27	Walgreen's @ Kenosha & 9th St.
28	Walgreen's Store @ Pecan Grove
29	Wendy's (Arrow Springs Third)
30	Western Sun Fed. Credit Union

INDUSTRIAL DEVELOPMENT

NO.	DEVELOPMENT NAME
31	Battle Creek Mini-Storage
32	Bricktown Mini-Storage Phase II
34	Crossroads Commercial Center
35	Hancock Plaza Mini-Storage
36	Oneta Self Storage
37	RL Hudson Office/Warehouse

RESIDENTIAL DEVELOPMENT

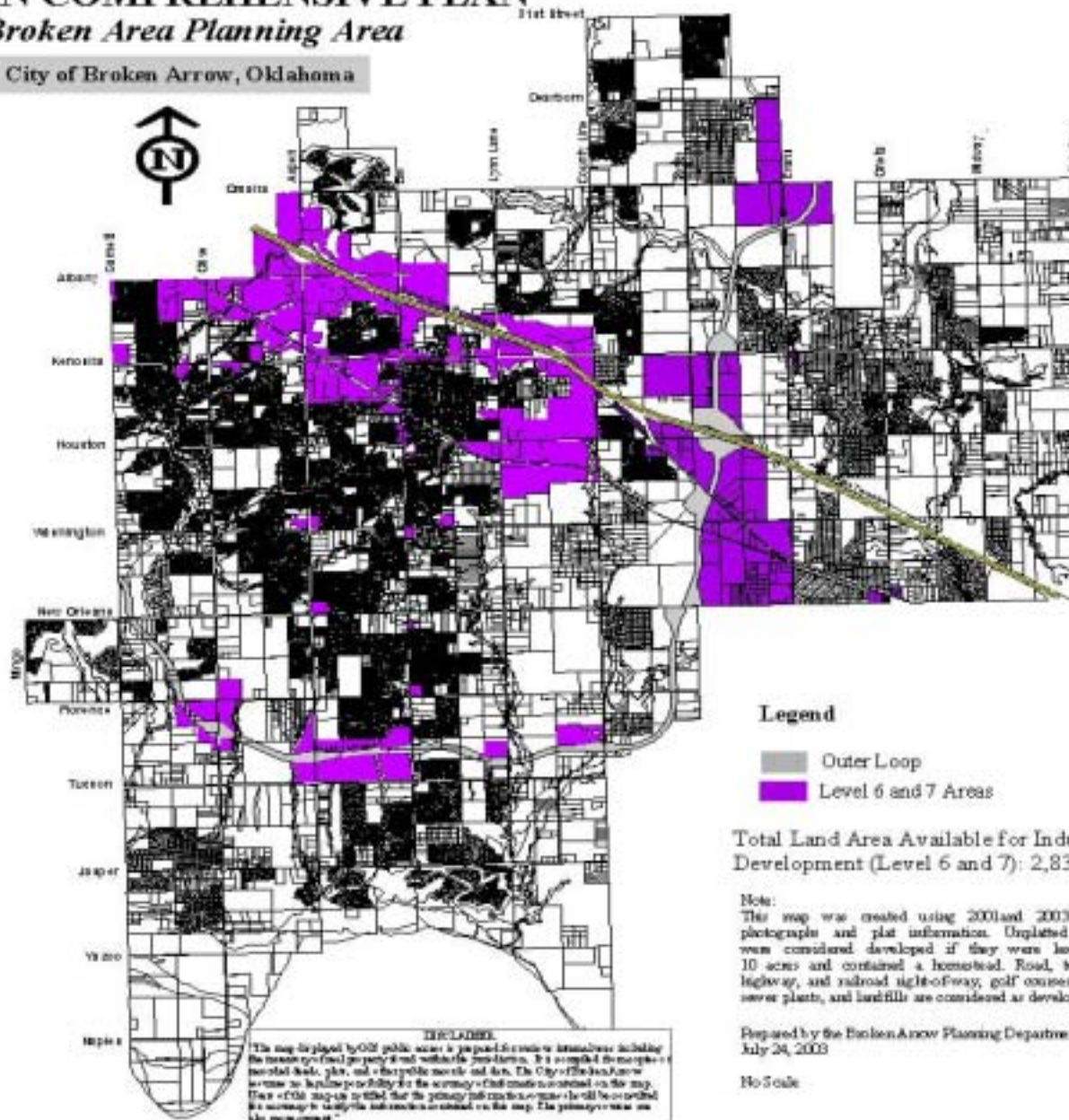
NO.	DEVELOPMENT NAME
38	Arlington Court (54 Lots)
39	Bentley Village (81 Lots)
40	Bentley Village II (98 Lots)
41	Belle Trace @ Battle Creek (59 Lots)
42	Greenbrier @ Battle Creek (93 Lots)
43	Southtowne Estates (86 Lots)
44	Stanford's Landing III @ Forest Ridge (45 Lots)
45	Stone Wood Hills (156 Lots)
46	Stone Wood Hills II (118 Lots)
47	Stonebridge Park (138 Lots)
48	The Estates @ Pembroke Park (104 Lots)
49	The Highlands I @ Forest Ridge (104 Lots)
50	The Lakes at Indian Springs III (111 Lots)
51	The Lakes at Indian Springs IV (16 Lots)
52	The Oaks @ Indian Springs (63 Lots)
53	The Park on Florence (131 Lots)
54	The Park on Florence II (125 Lots)
55	The Reserve at Battle Creek (164 Lots)
56	The Villages @ Birchwood (84 Lots)
57	Washington Lane (70 Lots)
58	Washington Lane II (52 Lots)

Date Provided by Don Slone, Community Development Coordinator

ALL LEVEL 6 AND 7 AREAS AS DEFINED IN COMPREHENSIVE PLAN

Broken Area Planning Area

City of Broken Arrow, Oklahoma



AVAILABLE LEVEL 6 AND 7 LAND FOR POTENTIAL INDUSTRIAL DEVELOPMENT

Broken Area Planning Area

City of Broken Arrow, Oklahoma

